

**City of Eau Claire  
Plan Commission Minutes  
Meeting of November 2, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld  
Ms. Ebert, Mitchell

Staff Present: Messrs. Tufte, Ivory, Petrie  
Ms. Thompson

The meeting was chaired by Mr. Weld.

1. **EXCESS LAND – Archery Park**

Ms. Thompson presented a request to sell a portion of Archery Park to the property owner located at 722 Fairway Street. The property owner is looking to add a covered carport to the existing home and in order to meet the minimum setback, needs 10 feet of additional land. The Parks and Waterways Commission recommended approval of this request.

Mr. Brenholt asked if the City is selling or deeding over the property owner. Ms. Thompson stated that it is a quit claim deed, with a purchase price of \$2,200.

Louis Milanesi, 722 Fairway Street, spoke in favor of this request. He explained that he wanted to add a covered carport for vehicle parking and more storage.

Mr. Pederson moved to recommend approval to sell a portion of Archery Park. Seconded by Mr. Brenholt and the motion carried.

2. **ACQUISTION – 1311 1<sup>ST</sup> Avenue**

Ms. Thompson presented a request to acquire a parcel with a residence located at 1311 1<sup>st</sup> Avenue. This area is identified in the Comprehensive Plan for a future multi-use trail along the Chippewa River. The Parks and Waterways Commission recommended approval of this request.

Randi Riedel, 1315 1<sup>st</sup> Avenue, asked why the City did not purchase their home next to this property. She noted that she purchased the home a few weeks ago and will be remodeling.

Ms. Thompson stated the City did not receive the grant in time to purchase her property and the City will not make the property owner move out. She noted that this trail is in the future plans, after the City has purchased all the homes along the river.

Ms. Mitchell moved to recommend approval to acquire a parcel with a residence at 1311 1<sup>st</sup> Avenue. Seconded by Mr. Granlund and the motion carried.

3. **SITE PLAN (SP-1545) – Sign Plan, 2734 Mall Drive**

Mr. Ivory presented a request to approve a sign plan for 2734 Mall Drive. The property is a

multi-tenant building with C-3 zoning. The building has double frontage on Mall Drive and London Drive. The existing signs on the building are channel letters, some have reflected illumination and some are non-illuminated. The new tenant, Cosmo Prof, would center their one sign on the wall marquee with a common entrance and another sign with a common hallway. He stated that a wall sign for a business in a multi-tenant building shall be placed on the wall frontage of the leasable tenant space unless approved by this Commission.

Mr. Weld asked why this property did not have a sign plan. Mr. Ivory stated the sign ordinance was amended in 2012 to include sign plans for new and existing multi-tenant buildings. He explained the sign plan requirement is triggered by a sign permit, which is the case for this building.

Shannon Lindquist, 2734 Mall Drive, spoke in favor of the request and with the staff recommendations. She noted that some tenants install their own signs but would like to see consistency in their signage.

Mr. Radabaugh moved to approve the sign plan subject to the conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

4. **SITE PLAN (SP-1546) – Office Building, Oakwood Hills Parkway**

This agenda item has been postponed upon request of the applicant until further notice. Ms. Mitchell moved to postpone this agenda item. Seconded by Mr. Larsen and the motion carried.

5. **DISCUSSION/DIRECTION**

**A. Update of Zoning Code – Parking Requirements**

Mr. Tufte presented the need to update the Zoning Code in regards to parking requirements. He noted this as an identified task for 2016 in the City's Comprehensive Plan. This chapter was last updated with the 1990 rewrite of the Zoning Code but noted that there have been numerous amendments to the code over the past 25 years. He explained these parking requirements are for new development. Staff does have concerns about the existing code requirements and would like input moving forward.

The commissioners had questions and discussion about their concerns with the current parking requirements. Some of the parking concerns were with downtown, retail, grocery stores, multi-family especially for student housing, and bicycle reduction. Mr. Tufte noted that staff will look at different communities and today's standards. This topic will be on future agendas for discussion.

**B. Code Compliance Items**

None.

**C. Future Agenda Items**

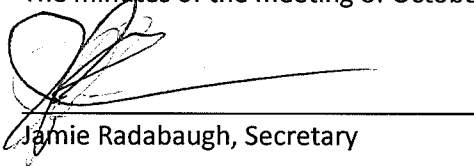
None.

**D. Additions or Corrections to Minutes**

None.

**6. MINUTES**

The minutes of the meeting of October 19, 2015 were approved.



Jamie Radabaugh, Secretary